GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department – House Sites - Navaratnalu Scheme - Pedalandariki Illu - Implementation of Programme - Taking up of Land Pooling Scheme/Layouts/ Apartment Building blocks for facilitating Housing and House Sites – Guidelines for preparing layouts and apartment Building blocks under this scheme - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 94 **Dated: 31-01-2020**

Read the following:-

1. G.O.Ms.No.294, MA&UD (M) Dept., dated: 21.11.2019
2. From the Collector & District Magistrate, EG District D.O.Lr.No. 1683/2019/GUDA,DT:16.12.2019.
3. From the DTCP, AP, Lr.Rc.No.17/464/2019/Plg, dated: 07.01.2020

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ORDER:

Government in furthering its commitment to the welfare of the people in the State, have initiated a flagship program of distributing 25.00 Lakhs House Sites/Housing Units under "Pedalandariki Illu under Navaratnalu Scheme". Accordingly, the Government vide G.O 1st read above, have constituted a Committee under the chairmanship of the District Collector concerned and issued orders for identification of lands that can be made available under Land Pooling Scheme (LPS) in Urban Areas/ Urban Development Authorities (UDAs).

2. In the reference 2nd read above, the District Collector & Magistrate, East Godavari district has informed that certain challenges need to be addressed appropriately for successful implementation of this flagship program and requested the Government for certain relaxations in layout rules meant for Housing Scheme.

3. In the reference 3rd read above, the Director of Town & Country Planning(DTCP), AP while furnishing a report, stated about various earlier Housing Programs taken up by the Government/ Government agencies and requested the Government to issue general guidelines for effective and prompt implementation of the programme.

4. After careful examination of the matter, Government hereby issues the following guidelines to be implemented in all ULBs/UDAs while approving layouts/apartment Building blocks taken up exclusively under "**PEDALANDARIKI ILLU"** programme.

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I. **Mode of approval:**

The layout proposals under this scheme shall be processed in offline mode, as it was done earlier in case of PMAY layouts so as to entertain required modifications and improvements in the layouts without delay.

II. **Road Pattern:**

a) Minimum of 9m or 30-0'' wide roads shall be proposed in the EWS layouts keeping in view the smaller size of the plots.

b) The layout proposals shall also follow the hierarchy of roads as far as possible, as required for better circulation.

c) The proposal shall as well incorporate any Master Plan/ ILUP roads in the layout.

III. **Scrutiny/Approval Authority:**

a) The proposals in UDA areas except ELUDA, ONUDA, ANUDA, PKM-UDA, CHUDA, BUDA and SUDA (where DTCP is authorized to issue development permissions), shall be approved by the VCs.

b) The proposals in Non UDA areas and in ELUDA, ONUDA, ANUDA, PKM-UDA, CHUDA, BUDA and SUDA (where DTCP is authorized to issue development permissions), shall be scrutinized and approved by the RDDTPs concerned.

c) The proposals exceeding 10 Hectares in area the concerned sanctioning authority shall forwarded the proposal to the DTCP for technical clearance. The model plans prepared by the DTCP shall be used as guidance for finalising the pattern of layouts.

IV. **Simultaneous Conversion of Land Use:**

Wherever Master plan land use conversion and re-alignment of Master Plan roads etc., are required, the layouts shall be approved tentatively by the competent authorities and initiate proposals for change of land use simultaneously, without insisting conversion charges, so as to speed up the implementation of the scheme.

V. **Preparation of layouts:**

The layout/apartment housing plans shall be prepared by the Licensed Technical Persons (LTPs) and wherever feasible requisition departments themselves may prepare layouts.

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VI. **Other guidelines:**

Standards to be maintained

S.No	Item	Standard to be maintained
1	Open space	10% of the site area
2	Utilities and Amenities (Community Hall, Local Shopping, Schools, PHC etc)	3% of the site area
3	Common Parking	5%of the site area

Restrictions:

a) No building / Land Development shall be approved in the bed of water bodies like river or nala and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta / shikam lands. Unless and otherwise stated, the area and the Full Tank Level (FTL) of a Lake / Kunta shall be reckoned as measured and as certified by the Irrigation Department and Revenue Department.

b) The above water bodies and courses shall be maintained as Recreational/Green Buffer Zone and no building activity / Land Development shall be carried out within:

(i) 100m from the boundary of the major Rivers outside the limits of Local Authorities and 50m within the limits of the Local Authorities. The boundary of the river shall be as fixed and certified by the Irrigation Department and Revenue Department.

(ii) 30m from the FTL boundary of Lakes / Tanks / Kuntas of area 10Ha and above/other than major rivers.

(iii) 9m from the FTL boundary of Lakes / Tanks / Kuntas of area less than 10Ha / shikam lands;

(iv) 9m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width more than 10m.

(v) 2m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width up to 10m.

c) Unless and otherwise specified in the Master Plan/Zonal Development Plan.

(i) In case of b) (i) & (ii) above, the buffer zone may be utilized for road of minimum 12m width, wherever feasible.

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(ii) In case of b) (ii) above, in addition to development of recreational / green belt along the foreshores, a ring road or promenade of minimum 12m may be developed, wherever feasible 3.6m walking / cycle track within the 30m buffer strip may be provided.
(iii) The above buffer zone to be left may be reckoned as part of open space and not for setback requirements.
(iv) In case of areas along the sea coast, the Coastal Regulation Zone Regulations shall be followed.

5. The officers noted in the address entry shall take further necessary action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.SYAMALA RAO
SECRETARY TO GOVERNMENT

To
The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam
The Vice Chairpersons of all UDAs in the State.
All the District Collectors in the State of AP.
The Commissioner & Director of Municipal Administration, A.P., Guntur.
All the Municipal Commissioners in the Sate **through** C&DMA, AP, Guntur.
The Director of Town & Country Planning, AP., Mangalagiri.
The Engineer-In-Chief (Public Health), AP, Guntur.
The Managing Director, AP TIDCO, Vijayawada.

Copy to:

The Revenue (Assignment-I) Department.
The Commissioner & IG of Registration & Stamps, AP
The OSD to Hon'ble Chief Minister
The PS/OSD to Hon'ble Minister for MA&UD.
The PS/OSD to Chief Secretary.
The PS to Secretary to Government, MA&UD Department.
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER